

Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting **December 20, 2004**

Members Present-

Robbie Rogers-Director/Chairperson, Richard Helms-Development Coordinator, Skip Lukert-Building Official, Becky Howard-Deputy Clerk, Mike Springstead-Springstead Engineering, Ricky Hendrix-Ginn Engineering, Dan Hickey-Fire Services, Dale Parrett-Public Works, Terry Neal-Attorney, Marie Keenum-911 Coordinator, and Alysia Akins-Secretary.

The meeting convened at 2:05 P.M.

Approval of Minutes-

Mr. Helms made a motion to approve the minutes from December 13, 2004. Mrs. Keenum seconded the motion and the motion carried.

Mr. Helms announced Ricky Hendrix was sitting in for Barry Ginn, Ginn Engineering.

OLD BUSINESS-

VOS: Unit 114 – Final Plat Review

Bill Bowsky, Farner Barley and Associates, Inc., was present and requesting final plat approval on a 127-lot subdivision. The issue regarding the easements has been addressed on revised engineering plans.

Mr. Helms moved to recommend approval of the final plat to the Board of County Commissioners. Mrs. Keenum seconded the motion and the motion carried.
This plat will be sent to the BOCC for approval on December 21, 2004.

NEW BUSINESS-

VOS: Request to Increase Speed Limit on Major Local Roads from 25 mph to 30 mph

Ron Grant, Grant and Dzuro, was present and requesting to increase the speed limit on major local roads located in the Villages of Sumter. The roads are designed for 30 mph. Due to the heavy use of these roads, the increase should assist in moving along traffic in a more efficient manner. Cart paths and sidewalks are provided. The county engineer, Mike Springstead, recommended any roads not meeting the curve radius requirements be excluded. Churchill Downs will not be included due to not meeting the design speed standards for 30 mph. Public Works recommends the arterial roads currently set at 35 mph be increased to 45 mph, which is the design speed.

Mr. Helms moved to recommend approval to the Board of County Commissioners for the request to increase the speed limit for all major local roadways located in the Villages of Sumter, excluding Churchill Downs. Mr. Springstead seconded the motion and the motion carried.

Village Park Offices @ Steinmetz Village Park Center – Major Development – Preliminary Review

Mike Springstead, Springstead Engineering, excused himself from the Committee to represent the above-named project request. The request was for preliminary approval to construct a building for restaurant and retail use. Staff comments were discussed and included the following: proposed types of use for the property, restaurant size and seating capacity, outdoor lighting, incoming/outgoing radius, unloading/loading zone, drive isle, raised curb, inverted crown for drainage, utilities, surrounding uses and zonings, stop signs/stop bars, errors in legal description, area lessed out for proposed sign and air rights easement. The proposed uses are for a restaurant, professional office space and retail/commercial use. The project boundaries are outside the comprehensive plan amendment area and have the proper zoning and land use. The buildings will be one-story. Utilities are awaiting Department of Environmental Protection approval. Engineering comments were discussed and included the following: traffic flow arrows are needed at the entrances.

Brad Burris, Fire Services, arrived at 2:15 PM during the above discussion.

Mr. Helms moved to forward approval to the BOCC, subject to all comments being addressed on revised plans. Mr. Parrett seconded the motion and the motion carried.

Mr. Springstead and Mr. Hickey excused themselves at 2:25 PM.

Bargains and Treasures – Major Development – Preliminary Review

Ed Abshier, Abshier Engineering, was present and requesting preliminary approval to construct a 14,000 square foot building for the use of a furniture store. Staff comments were discussed and included the following: traffic impact study. The building will be one-story. Fire Services inquired about the fire hydrant off of the existing fire well. The power supply for the pump is separate. Engineering comments were minor and have been addressed.

Mr. Helms moved to forward approval to the BOCC, subject to all comments being addressed on revised plans. Mr. Parrett seconded the motion and the motion carried.

Robbins Manufacturing Co. Expansion – Medium Development – Preliminary Review

John McGregor, Stitzel Engineering, and Bruce Lee, Robbins Manufacturing, were present and requesting preliminary approval to construct a 2500 square foot building for the use of material storage. Staff comments were discussed. An additional kiln will be constructed in order to dry wood. The storage area will be open on all four sides. Setbacks need to be addressed on the site plan. A copy of the Department of Environmental Protection permit is needed. The effect of existing drainage and outdoor lighting were discussed. Fire control consists of a 6" stand pipe with a dedicated well. The stand pipe will need to be inspected. Mr. Burris stated the existing fire control was satisfactory. Litter control is a dumpster. All entrances are from SR 471. The new kiln will be operated by steam heat with an aluminum skin and cortex insulation. Engineering comments were discussed and included the following: irrigation well, potable well, septic system, delineation of flood zones "A" and a boundary description.

Mr. Helms moved to approve the preliminary plans, subject to revised plans being submitted addressing all comments. Mr. Burris seconded the motion and the motion carried. It was determined an engineering review was not needed.

Attorney Neal excused herself at 2:30 PM and returned at 2:35 PM during the above discussion.

Cumberland Farms Modification – Medium Development – Preliminary and Engineering Review

Rebecca Travis, Mathews Consulting, Inc., and Don Sullivan, M architectus, were present and requesting preliminary and engineering approval to modify an existing canopy area. The existing building will not be modified. Staff comments were discussed and included the following: Progress Energy easement, identify existing fuel canopy, outdoor lighting and copies of permits for new tanks. Engineering comments were discussed and included: zoning designations, proposed retention pond in proximity of potable well, screening requirements and CR 522 intersection improvements. The existing retention pond may be removed if the existing area is sufficient.

Mr. Helms moved to approve the preliminary and engineering request, subject to revised plans being submitted addressing all comments. Mr. Parrett seconded the motion and the motion carried.

Master Plan Approval for CPA2004-0004/Long

This request is regarding Parkwood Development. A representative was not present. Road impact and improvements were discussed. One hundred feet will be donated in order to improve the existing right-of-way. The property in question is located approximately one mile north of C-466. The drainage retention area was discussed.

Mr. Helms moved to table this issue until January 3, 2005 since a representative was not present. Mrs. Keenum seconded the motion and the motion carried.

The next meeting is scheduled for January 3, 2005.

Mr. Burris made a motion to adjourn. Mr. Parrett seconded the motion and the motion carried.

The meeting adjourned at 2:50 PM.